



## Bowness-on-Windermere

£325,000

1 Brantfield House, Brantfell Road, Bowness-on-Windermere, LA23 3AE

In an elevated position overlooking the picturesque village of Bowness, this delightful period property offers an exceptional opportunity to own a slice of the Lake District's enchanting beauty. Converted into a charming two-bedroom maisonette from a former single dwelling. This home perfectly marries historic charm with modern convenience, making it an ideal retreat, a lucrative holiday let, or a permanent residence.

Furniture and fittings available by separate negotiation.

### Quick Overview

- Conversion of a large period house
- 2 storey maisonette
- Large living/dining area
- 2 double bedrooms
- Well equipped kitchen
- Stunning lake views from lounge
- Contemporary bathroom & en suite
- Quality double glazed sash windows
- Elevated peaceful location
- Superfast broadband available\*



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Superfast  
available



Parking to  
driveway

Property Reference: W6281



Living area



Living/dining area



Lake View



Kitchen

As you step inside to the communal entrance, you are reminded of the maisonettes' origins. Beyond the front door you'll be greeted by a sizeable living dining space with feature bay window where views to the Lake can be enjoyed. There is a focal point ornate fireplace with electric stove and original coving. This is where period features blend seamlessly with contemporary touches.

The adjacent kitchen is modern and offers a range of wall and base units, worksurface incorporating a single drainer sink unit, 4 ring induction hob with extractor hood over, plumbing for dishwasher and concealed gas fired boiler. There is a useful breakfast bar for informal dining, partial tiling to walls and front aspect.

The maisonette is thoughtfully arranged over two floors, providing ample space and privacy. The lower ground floor is accessed from the kitchen and offers two double bedroom spaces. Bedroom one enjoys a range of built in bedroom furniture and an en suite facility which includes a shower cubicle with chrome shower fitting, WC and wash hand basin. The room is fully tiled and has extraction and heated rail. Bedroom Two, a smaller double has a useful storage cupboard ideal for Hoover etc. The stylish family bathroom offers a bath with electric shower over, wash hand basin, WC, marble effect cladding to walls, extraction and heated rail.

Outside, the property benefits from resident's parking. The communal garden to the front is well tended and frames No 1 beautifully.

Whether you're seeking a profitable holiday let investment, a lock-up-and-leave getaway, or a permanent home in one of the UK's most sought-after locations, this maisonette offers it all. With its excellent holiday let income history and quieter location, this property is a great prospect.

Accommodation: (with approximate measurements)  
Communal Entrance Hall

Living/Dining Room: 19' 8" x 13' 3" (5.99m x 4.04m)

Kitchen: 11' 4" x 11' 0" (3.45m x 3.35m)

Lower Ground Floor

Bedroom One: 12' 8" x 12' 1" (3.86m x 3.68m)

En Suite Shower Room

Bedroom Two: 10' 5" x 6' 5" (3.18m x 1.96m)

Bathroom

**Parking** Driveway within the grounds of the property provides resident's parking.

### Property Information

**Services:** Mains water, mains drainage, mains gas and mains electricity.

**Tenure:** Leasehold – 999 yr lease from December 1987. Freehold ownership of Brantfield House is with Brantfield House Management Co. Ltd. Each owner of the 4 flats within Brantfield House is a director and ¼ share owner of Brantfield House Management Co. Ltd but must pass on both their directorship and ownership of same on the sale of their flat to the new owner. Management Charge - £100 pcm payable. No ground rent payable.

**Council Tax:** Westmorland and Furness Council – Business Rates £1,197.60. The property is however currently subject to 100% Small Business Rate Relief

**Viewings:** Strictly by appointment with Hackney & Leigh Windermere Sales Office.

**What3words & Directions:** [///fair.y.engages.scratches](https://www.what3words.com////fair.y.engages.scratches)  
From the mini roundabout in the centre of Bowness village take the road towards St Martins Church turning left into Kendal Road. Continue up the hill into Brantfell Road and proceed for approximately 600 yards passing the turning for Brantfell Walk on the left and bear right. The property can be found on the left adjacent to Brantfield House Bed & Breakfast.

**Anti Money Laundering Regulations:** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom 1



En suite shower room



Bedroom 2

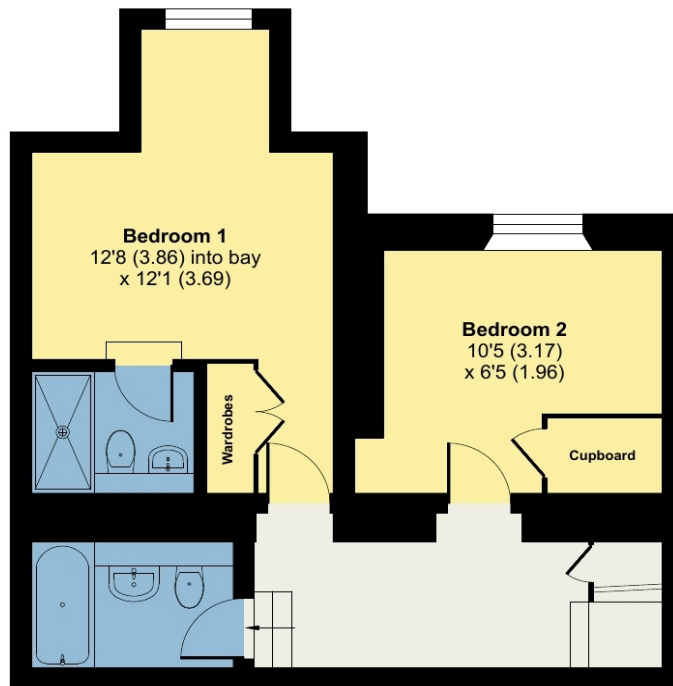


Bathroom

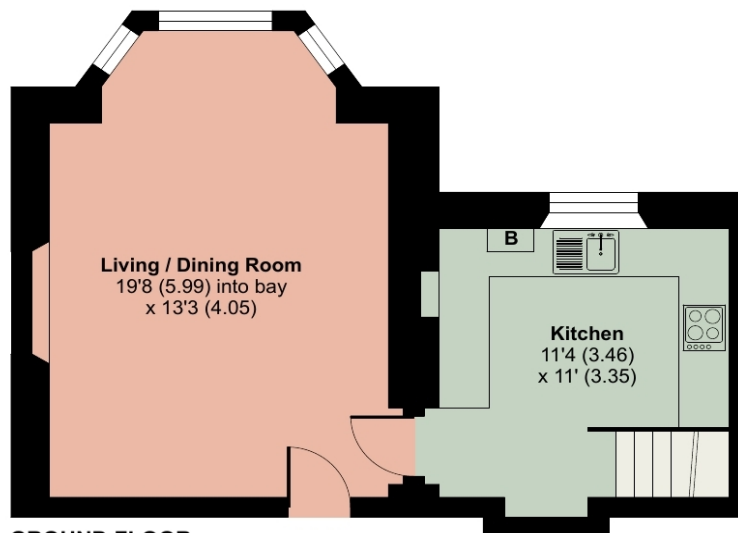
# Brantfell Road, Bowness-on-Windermere, Windermere, LA2

Approximate Area = 877 sq ft / 81.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1350862

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